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**Chantilly
Donington-On-Bain
LN11 9RH**

Offers in the Region Of £265,000

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Property Description

Nestled in the heart of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty, Chantilly is a beautifully presented three-bedroom semi-detached home occupying an impressive 0.21-acre plot in the picturesque village of Donington-on-Bain. Enjoying an elevated rural position, the property is believed to be one of the highest homes in Lincolnshire, standing approximately 540 feet above sea level and boasting truly breathtaking panoramic views stretching for miles in every direction. On a clear day, the outlook extends towards Caistor to the north, Nottingham to the west, Boston to the south and up to thirty miles out to sea. The property offers spacious and well-maintained accommodation, perfectly suited to family life or those seeking a peaceful countryside retreat. The ground floor comprises a welcoming living room with views across the surrounding landscape, a separate dining room ideal for entertaining, a bright conservatory providing the perfect place to relax and appreciate the stunning scenery, a well-appointed kitchen, utility and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, each enjoying a pleasant outlook, together with a modern shower room serving the accommodation. Externally, Chantilly continues to impress with beautifully maintained gardens to both the front and rear, providing an abundance of outdoor

space to enjoy throughout the seasons. The generous plot offers a wonderful balance of lawned areas, established planting and seating areas, all perfectly positioned to make the most of the exceptional views. A driveway provides ample off-road parking and leads to a detached double garage, offering excellent storage or workshop potential. Combining a superb rural setting with well-presented accommodation and some of the finest views the county has to offer, Chantilly presents a rare opportunity to purchase a truly special home in one of Lincolnshire's most sought-after countryside locations.

Entrance Hallway

Entering through the porch reveals the entrance hall with a carpeted floor and access to the under stairs cupboard. There is a separate pantry located in the hallway. Electric radiators in the porch and hallway.

Sitting Room

9' 11" x 14' 11" (3.02m x 4.55m)

The sitting room has a window to the front elevation, an electric radiator and a carpeted floor. There is also a cozy multifuel log burner.

Dining Room

13' 3" x 12' 7" (4.05m x 3.83m)

The dining room has sliding patio doors to the conservatory, a carpeted floor and another cozy multifuel log burner. Electric Radiator.

Kitchen

8' 10" x 7' 4" (2.69m x 2.24m)

The kitchen has a window to the rear elevation and a modern fitted kitchen with a one and a half sink and drainer and an electric oven and hob with an extractor over.

Conservatory

11' 9" x 11' 7" (3.59m x 3.53m)

The conservatory has dual aspect windows to the rear and side elevation, French doors to the side and carpeted floor tiles. Electric Radiator.

Porch/Utility

With access to the w/c and separate store cupboard. Windows and a door to the rear elevation. Plumbing for a washing machine and dryer. Electric Radiator.

Bedroom One

9' 11" x 14' 0" (3.03m x 4.27m)

Bedroom one has a window to the front elevation, an electric radiator and a carpeted floor. There is also a built in airing cupboard.

Bedroom Two

12' 7" x 8' 6" (3.84m x 2.60m)

Bedroom two has a window to the rear elevation, an electric radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

8' 10" x 9' 8" (2.70m x 2.94m)

Bedroom three has a window to the rear elevation, an electric radiator and a carpeted floor.

Shower Room

5' 4" x 6' 0" (1.63m x 1.82m)

The shower room has an opaque window to the rear elevation, vinyl flooring, a WC, basin and a shower cubicle with an electric shower. Electric radiator/towel radiator.

Double Garage

17' 5" x 19' 3" (5.32m x 5.87m)

With doors to the front, a personal access door to the rear and electrics.

Outside

Standing within a vast and family friendly plot, with idyllic views and a pillbox in the front garden which is a great and rare addition which could be used by people in many ways. There is ample parking to the front and also a car port next to the garage. There is also a lawn and established shrubs to the front. The rear garden continues to impress with amazing views to all sides, the perfect setting to relax, unwind and entertain. Mainly low maintenance with an assortment of established shrubs and trees.





Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

Mains electric services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey. The property uses a septic tank drainage system. The heating source is powered by electric and multifuel burners.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

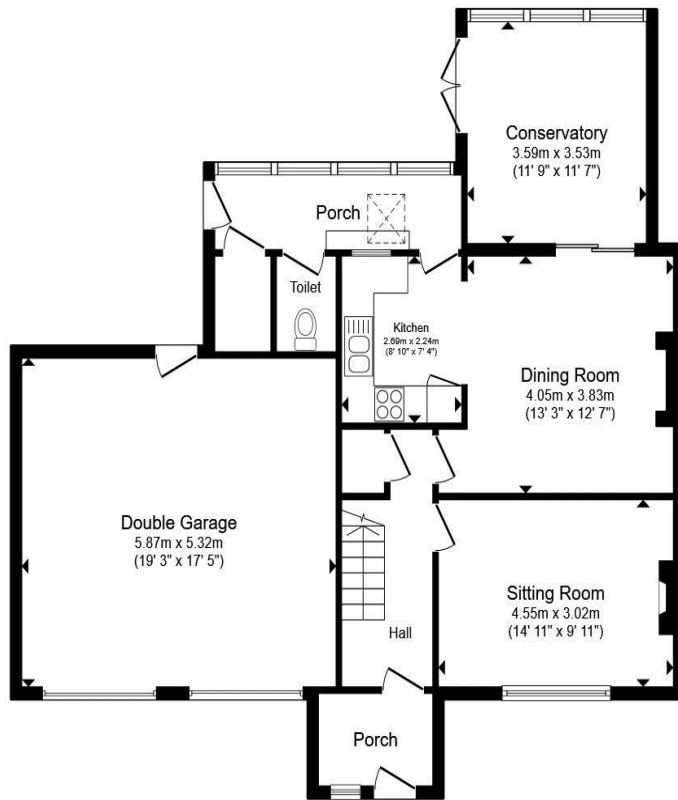
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



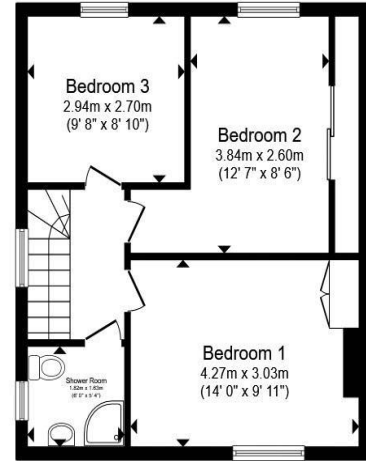
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor

Total floor area 134.7 m² (1,450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

